

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

April 5, 2023

Planning Board Members:

Carlo DiRienzo, Chair
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Michael Reinhold

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Mark Burkard
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Thomas Fowler, Jr.

Town Highway Superintendent:

John Pilato

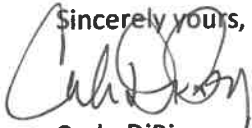
Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held April 5, 2023. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting and may be amended before approval.

Sincerely yours,



Carlo DiRienzo
Planning Board Chair

CD:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 5th day of April 2023 at 7:00 P.M. and there were present:

PRESENT: Carlo DiRienzo, Chair
Rebecca Anderson, Member
John Copas, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Michael Reinhold, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilmember Dave Mazur

Other Elected Officials: None

Town Staff: Emily Orlando, Deputy Town Attorney
Ed Schiller of Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Cynthia Maciejewski, Secretary

Meeting called to order by Chair DiRienzo at 7:00p.m.

Pledge of Allegiance led by Chair DiRienzo.

Roll Call of Planning Board Members

Chair DiRienzo-Present

Rebecca Anderson-Present

John Copas-Present

Anthony Gorski-Present

Joseph Keefe-Present

Lawrence Korzeniewski-Present

Michael Reinhold-Present

Minutes-A motion was made by John Copas to approve the minutes from the March 15, 2023 Planning Board Meeting. Motion seconded by Anthony Gorski.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

Motion carried.

TOWN OF LANCASTER PLANNING BOARD

COMMUNICATIONS LIST FOR APRIL 5, 2023

4.5.01 Email from Matt Fischione, Code Enforcement Officer (CEO), to Bernard Kobler instructing Mr. Kobler 11 Lancaster Parkway site plan has expired and 9 Lancaster Parkway site plan will expire in January 2024. Also, asking Mr. Kobler when materials (rock pile) will be removed from 5480 Genesee Street.

4.5.02 Email from Matt Fischione, CEO, to Town Planning and Zoning Boards alerting of administrative request from applicant to allow existing building to remain and site plan to be altered at 5077 Transit (Basil).

4.5.03 Email from Ed Schiller, Town Engineer, to Planning Board members detailing review comments for 5680 Broadway (town project 1143).

4.5.04 Email from Matt Fischione, CEO, to Mathew Abate regarding the need to file a Storm Water Pollution Protection Plan and install soil and erosion control measures at Tool Ranch, project 0269.

4.5.05 Letter from Matt Fischione, CEO, informing Town Planning Board 859 Ransom Road lot 2 project is in violation of town codes and that minor subdivision application is denied until violation is abated and additional information is provided.

4.5.06 Letter from Matt Fischione, CEO, informing Town Planning Board receipt of application to amend existing site of West Herr Audi at 6501 Transit (project 1902).

4.5.07 Letter from Matt Fischione, CEO, informing Town Planning Board a revised drawing, short form EAF, and Stormwater Drainage Calculations were received by applicant for 3857 Walden (Tool Ranch, project 0269) and that property is still in violation of Town Code related to improvements and a timeline is recommended to obtain final approval or accept denial of project.

4.5.08 Letter from Matt Fischione, CEO, informing Town Planning Board an amended site plan was received for 5680 Broadway (project 1143) and that a notice of violation/order to remedy was issued for site work prior to approval.

4.5.09 Letter from Ed Schiller, Town Engineer, listing deficiencies with application for 3857 Walden (Tool Ranch, project 0269). Also, this project should not be advanced until sufficient material to address deficiencies is obtained and reviewed.

4.5.10 Letter from Ed Schiller, Town Engineer, discussing need for SHPO “no effects” letter for 6501 Transit Road (West Herr Audi, project 1902)

REVISED SITE PLAN REVIEW – Project #1143, Plumb Creek Apartments located at 5680 Broadway. Construction of a multi-unit apartment complex. Construction of an ancillary 6-car garage. Apartments to be 126’ long x 60’ wide with 10 units. Garages to be 112’ long x 24’ wide to hold 6 vehicles.

Jason Havens, engineer and Frank Trybuskiewicz, property owner appeared regarding the most recent site plan submittal. The original submission of the site plan showed a building within the floodplain. The building has now been moved to the west, out of the floodplain, and reduced in size.

Ed Schiller, Town Engineer, discussed the need for corrected Storm Water Calculations. The calculations submitted do not meet Town requirements. Letters are needed from Erie County Water Authority and the Erie County Sewer Authority. The applicant stated that he was unaware of the need for these letters at this time and explained that ECWA permitted the 4” water line. The ECSA issues a letter regarding the proposed increased demand on the sewer system. Mr. Havens will increase the storm capacity. The site is under one acre and does not require a SWPPP. A Storm Water Agreement needs to be prepared and executed, along with a maintenance agreement which includes an easement for access to inspect.

Fire Separation will be installed as per the Building Code.

Planning Board Minutes

SEQR Review

APRIL 5, 2023

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 5th day of April, 2023 at 7:15 p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER
JOHN COPAS, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
MICHAEL REINHOLD, PLANNING BOARD MEMBER
CARLO DIRIENZO, PLANNING BOARD CHAIR

EXCUSED: NONE

ALSO PRESENT: DAVE MAZUR, TOWN COUNCILMEMBER
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
PLUMB CREEK APARTMENTS
5680 BROADWAY**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

Due to additional information needed to complete question #7 from the Erie County Water Authority and Erie County Sewer Authority, the Short form EAF was tabled.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Thomas E. Fowler Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 3.87 acres.

The location of the premises being reviewed is 5680 Broadway, Lancaster, New York 14086, Erie County.

This project described as a multi-unit apartment complex and garages with 0.8 acre physically disturbed area.

**THE FOLLOWING MOTION TO TABLE WAS OFFERED
BY MEMBER ANDERSON, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER
KORZENIEWSKI**

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
 - a. Public/private water supplies? **Additional information needed**
 - b. Public/private wastewater treatment utilities? **Additional information needed**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**

11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

BE IT FURTHER

RESOLVED, that the Planning Board recommended to table the review pending the submittal of letters from Erie County Water Authority and Erie County Sewer Authority.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
CARLO DIRIENZO, PLANNING BOARD CHAIR	VOTED YES

The Motion to table the SEQR and Site Plan was thereupon adopted.

April 5, 2023

Discussion: IPS Planning and Zoning Module & pricing for budgetary consideration.

The program cost includes \$4,100. To install and implement the system along with support.

There is a \$900. Yearly fee for maintenance and a \$1,300. licensing fee that with 5 or more licenses reduces to \$1,100. A presentation could be made to the Planning and Town Board. The program holds all of the information submitted by various departments such as Town Board, Planning Board, Town Attorney, Zoning Board of Appeals and Building. There are municipalities using different versions of this system. Applicants can log in and schedules and agenda's are visible.

Council member Mazur discussed the RV code and will be scheduling two public meetings.

Motion to adjourn the meeting by Chair Dirienzo at 7:36p.m. and seconded by Rebecca Anderson. Motion approved.